

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING HELD ON AUGUST 15, 2005
(Approved September 12, 2005)

The Board of Supervisors held their Workshop Meeting on Monday, August 15, 2005. Present for the meeting were supervisors Robert F. Preston, W. Atlee Rinehart, David K. Leinbach, and John Doering, Jr. Also, in attendance was Brady Flaharty of ARRO Consulting, Inc. and Mr. John A. Koury, Jr., Township Solicitor. Mr. Preston called the meeting to order at 7:25 p.m.

An executive session was held at 6:30 p.m. for auditor discussions.

Mr. Cliff Ellerbrook and Mr. George Luxbacher of Glenn Springs Holdings were present to provide a presentation concerning the Oxychem Pottstown facility.

It was noted the Pottstown facility was on a 250-acre site and it is possible that 129 acres may be reused. All raw materials have been removed from the site and all tanks have been emptied and cleaned. Mr. Ellerbrook noted the treatment of the water is based on drinking water standards. Forty acres may be made available for retail or possible housing. Mr. Doering noted concerns regarding plumes and which way they are going. Mr. Ellerbrook noted Glenn Springs Holdings could supply follow-ups regarding plumes and other matters. Mr. Preston suggested brief presentations be done once per year for follow up.

1. MINUTES

Minutes of the August 1, 2005 Monthly Meeting

Mr. Leinbach moved to approve the minutes of the August 1, 2005 monthly meeting as amended. Mr. Rinehart seconded the motion. The motion carried unanimously.

Amendments being under subheading, Additional Items Brought to the Board, note that Mr. Preston and Mr. Doering opposed due to the contractor was not the low bidder and was chosen due to residency, under subheading, Minutes of July 18, 2005, in the last sentences change "driveway ordinance" to "stormwater ordinance", under subheading, Public Comments, in the first paragraph note it was a 3-1-1 vote not a 3-2 vote, under subheading, Coventry Glen, in the fourth paragraph "IBC" should be replaced with "Uniform Construction Code as adopted by the state of Pennsylvania which includes the IBC, IRC, etc.", under subheading, Coventry Greene, the motion shall read "Mr. Leinbach moved to not accept the offer of dedication and the Township Engineer's recommendations and the Scaringi property issues must be satisfied before the dedication process may begin", under subheading, Ivywood Estates, in the last paragraph note that the letter presented by Mr. Glenn Siegele be "attached to the minutes".

Minutes of the July 18, 2005 Workshop Meeting

Mr. Leinbach moved to approve the minutes of the July 18, 2005 workshop meeting as amended. Mr. Doering seconded the motion. The motion carried unanimously.

Amendments being under subheading, Public Comments, in the third paragraph note the stormwater management ordinance was being referenced not the driveway ordinance.

2. PUBLIC COMMENTS

Mrs. Jane Frederick asked if she could have a copy of the letter of support regarding the Walley et al Tract zoning hearing. Mr. Leinbach noted that no letter was to be sent. Mr. Leinbach suggested Mrs. Frederick consult with her counsel and the Board of Supervisors requested all pertinent correspondence be released to Mrs. Frederick.

Mr. Scherk of Ellis Woods Road inquired about his sewer hook-up. Mr. Leinbach moved to authorize the Township Engineer to prepare the permit application for sewer hook-ups. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mrs. Zellon Shelton of Buckwater Road requested approval for a holding tank. Mr. Leinbach noted Mrs. Shelton should contact the Chester County Health Department regarding a holding tank. Mr. Leinbach stated he would be available to meet with the Health Department and assist Mrs. Shelton with the process.

3. SUBDIVISION AND LAND DEVELOPMENT

Project: Woodcrest Estates Applicant: The Nolen Group

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 3 for Woodcrest Estates. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Eckhart Subdivision Applicant: Brandie Layne Associates, LP

Mr. Leinbach moved to authorize the Township Engineer to perform an inspection for Escrow Release No. 7 for the Eckhart Subdivision. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Blossom Meadows II Applicant: All County Partnership

Mr. Doering moved to approve Escrow Release No. 6 for Blossom Meadows II for the amount of \$72,779.11. Mr. Leinbach seconded the motion. The motion carried unanimously.

Project: Creekview Applicant: Heritage Building Group

Mr. Leinbach moved to approve Escrow Release No. 3 for Creekview for the amount of \$462,857.40. Mr. Doering seconded the motion. The motion carried unanimously.

Project: Coventry Glen Applicant: Heritage Building Group

Mr. Doering moved to approve Escrow Release No. 6 for Coventry Glen for the amount of \$119,565.18. Mr. Leinbach seconded the motion. The motion carried unanimously.

Project: Heather Glen Applicant: Heritage Building Group

Mr. Doering moved to approve Escrow Release No. 2 for Heather Glen for the amount of \$149,789.70. Mr. Leinbach seconded the motion. The motion carried unanimously.

4. OTHER BUSINESS

Exonerations and Exemptions

Mr. Leinbach moved to approve the exonerations and exemptions as presented by the Tax Collector. Mr. Rinehart seconded the motion. The motion carried unanimously.

5. DISCUSSION ITEMS

Buckwalter Road Sewer Study

There was a discussion regarding the cost proposal for the Buckwalter Road sewer study in accordance with EDM Consultants, Inc. letter dated August 5, 2005. Mr. Preston noted that plot plans and easements will be needed. Mr. Leinbach suggested EDM be asked if the proposal includes the plot plans and descriptions and inquired about a payment scheduled from EDM.

NV Homes

NV Homes will be discussed in executive session.

Zoning Ordinances

Mr. Preston noted the Planning Commission minutes of August 11, 2005 and noted that a recommendation was not made by the Planning Commission regarding the proposed zoning ordinance.

Mr. Preston suggested a court stenographer be present at the September 19, 2005 hearing concerning the zoning ordinance. The Township Solicitor noted the MPC does not require court stenographer presence at such hearings. Mr. Preston moved to engage a court stenographer to appear and take notes at the September 19, 2005 hearing. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to post the hearing notice and map at the fifteen to twenty noted intersections, plus various stores including Coventry Café and the information be bold and highlighted on the website. Mr. Doering seconded the motion. The motion carried unanimously.

The Township Solicitor noted that if the Planning Commission has scheduled a hearing regarding the zoning ordinance for September 1, 2005, the hearing must be advertised. Mr. Preston moved to authorize advertising of the September 1, 2005 Planning Commission meeting. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Preston requested the September 19, 2005 agenda be cleared for the zoning ordinance hearing.

6. PAYMENT OF BILLS

Mr. Leinbach moved to approve payment of bills for the general fund, highway aid fund, water users fund, and payment to Hanover Engineering minus the Hydier Builders bill. Mr. Rinehart seconded the motion. The motion carried unanimously. The Board requested the file be checked to verify all the work at Fricks Locks that Hydier Builders was contracted to do has been completed.

7. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

Mr. Rinehart asked about re-grading near the sewer lines east of Orchard Ridge and the Township Engineer noted that is a substantial completion punch list item.

Mr. Rinehart asked when PECO is going to work on the gas leak and the Township Manager noted several feet of the gas main is being replaced on August 20, 2005.

Mr. Leinbach moved to accept the codification contract with Keystone Publishers. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Leinbach suggested the process begin to change the addresses of the properties affected by the Schoolhouse/Ellis Woods Road realignment. An ordinance will need to be prepared and the post office notified.

Mr. Leinbach noted a sight obstruction at Buckwalter Road and Ellis Woods Road to the left and the speed limit sign at Old Schuylkill and Route 724 is still an obstruction.

Mr. Preston noted a substantial completion certification on the combined system dated August 3, 2005 with a 39-item punch list for the gravity section of the sewer system. Mr. Thomas C. Moyer at 295 Ellis Woods Road is to be added to the sewer hook-up group.

The Board of Supervisors recessed into executive session at 9:40 p.m. to discuss litigation.

The workshop meeting reconvened at 10:15 p.m.

Mr. Preston noted the Board of Supervisors decided to take no position regarding the NV Homes zoning hearing. Mr. Leinbach moved to not take a position on NV Homes and leave the decision to the Zoning Hearing Board. Mr. Doering seconded the motion. The motion carried unanimously.

Mr. Preston noted the substantial completion certification agreements would be done by September 12, 2005.

Mr. Leinbach moved to issue U/O's for the Orchard Ridge Apartments by unit. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to authorize the Township Solicitor to lien properties for failure to pay sewer bills. Mr. Doering seconded the motion. The motion carried unanimously.

8. ADJOURNMENT

Mr. Leinbach moved to adjourn the workshop meeting at 10:20 p.m. Mr. Doering seconded the motion. The motion carried unanimously.

Respectfully submitted,

David K. Leinbach

Township Secretary